

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**DECEMBER 9, 2004**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, DECEMBER 9, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N.

Main, Wichita, Kansas beginning, at **12:30 P.M.**

❖ **MPO ITEMS**

1. FY2005 Unified Planning Work Program (UPWP) – Adoption, and approving a Resolution and authorizing staff to implement the annual program.
2. Public Involvement Policy (PIP) – Review, and declare a public comment/review period for 45 days.
3. Congestion Management System (CMS) – Review, and declare a comment period before final MPO action in January.
4. Transportation Improvement Program (TIP) – Consider inclusion of Woodlawn Project in the current TIP for program year 2008.
5. Status of MPO Certification Review Findings – Presentation by Byron Low, FHWA.

❖ **PLANNING COMMISSION ITEMS**

6. Approval of November 18, 2004 meeting minutes.

❖ **SUBDIVISION ITEMS**

**Items 7-1 to 7-9 may be taken in one motion unless there are questions or comments.**

7. Consideration of Subdivision Committee recommendations from the meeting of November 19, 2004. Darrell Downing, Mitch Mitchell, Gary Gibbs, present. Harold Warner Jr., Bill Johnson, James Barfield, Denise Sherman, absent. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 7-1 (SUB2004-118) Subdivision Approved on 9-16-04, vote (2-1) MAPC deferred 9-17-04;  
Agenda Item 7-2 (SUB2004-138) Approved, vote (2-0); Agenda Item 7-3 (SUB2004-127) Approved, vote (3-0);  
Agenda Item 7-4 (SUB2004-130) Approved, vote (3-0); Agenda Item 7-5 (SUB2004-131) Approved, vote (3-0);  
Agenda Item 7-6 (SUB2004-137) Approved, vote (3-0); Agenda Item 7-7 (SUB2004-134) Approved, vote (3-0);  
Agenda Item 7-8 (SUB2004-135) Approved, vote (3-0); Agenda Item 7-9 (SUB2004-136) Approved, vote (3-0);

- 7-1. **SUB2004-118 – One-Step Final Plat – SOUTH HIGH SCHOOL THIRD ADDITION, located north of MacArthur and on the east side of Seneca. Subdivision Approved on 9-16-04, vote (2-1) MAPC deferred 9-17-04;**

**Engineer: Baughman Company, P.A.**

**Acreage: 8.95**

**Total Lots: 1**

- 7-2. **SUB2004-138 – Final Portion of Overall Preliminary Plat – SOUTHERN RIDGE THIRD ADDITION, located south of Pawnee and on the west side of Maize Road.**  
Engineer: Baughman Company, P.A.  
Acreage: 63.07  
Total Lots: 188
- 7-3. **SUB2004-127 – One-Step Final Plat – MAY FIELD FIRST ADDITION, located west of West Street and south of Harry.**  
Engineer: AM Consulting, Inc.  
Acreage: 20.3  
Total Lots: 1
- 7-4. **SUB2004-130 – One-Step Final Plat – SOONERS ADDITION, located on the north side of 47<sup>th</sup> Street South and east of Hydraulic.**  
Engineer: Kaw Valley Engineering, Inc.  
Acreage: .9  
Total Lots: 1
- 7-5. **SUB2004-131 – One-Step Final Plat – WILSON MEADOW ADDITION, located south of 53<sup>rd</sup> Street North and east of Seneca.**  
Engineer: Moehring and Associates  
Acreage: 4.54  
Total Lots: 3
- 7-6. **SUB2004-137 – One-Step Final Plat – DOWN WIND ESTATES ADDITION, located on the west side of 143<sup>rd</sup> Street East and on the north side of 71<sup>st</sup> Street South.**  
Engineer: Benchmark Land Survey  
Acreage: 80  
Total Lots: 8
- 7-7. **SUB2004-134 – One-Step Final Plat – E.R. & C.M. ADDITION, located on the north side of 21<sup>st</sup> Street North and east of 135<sup>th</sup> Street West.**  
Engineer: Savoy Company, P.A.  
Acreage: 2.51  
Total Lots: 1
- 7-8. **SUB2004-135 – One-Step Final Plat – SIGWING ADDITION, located east of 391<sup>st</sup> Street West and north of 47<sup>th</sup> Street South.**  
Engineer: Savoy Company, P.A.  
Acreage: 5  
Total Lots: 1
- 7-9. **SUB2004-136 – One-Step Final Plat – CLEMONS ACRES ADDITION, located on the west side of Meridian and north of 101<sup>st</sup> Street North**  
Engineer: Savoy Company, P.A.  
Acreage: 10.28  
Total Lots: 2

## ❖ **SUBDIVISION ITEMS**

**Items 8-1 to 8-6 may be taken in one motion unless there are questions or comments.**

8. Consideration of Subdivision Committee recommendations from the meeting of December 2, 2004. Darrell Downing, Mitch Mitchell, Gary Gibbs, Harold Warner Jr., Bill Johnson, Denise Sherman, present. James Barfield, absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 8-1 (SUB2004-143) Approved, vote (6-0); Agenda Item 8-2 (SUB2004-139) Approved, vote (6-0); Agenda Item 8-3 (SUB2004-140) Approved, vote (6-0); Agenda Item 8-4 (SUB2004-141) Approved, vote (6-0); Agenda Item 8-5 (SUB2004-142) Approved, vote (6-0); Agenda Item 8-6 (DED2004-31 & 32) Approved, vote (5-1); Agenda Item 9-1 (VAC2004-51) Approved, vote (6-0); Agenda Item 9-2 (VAC2004-53) Approved, vote (5-1); Agenda Item 9-3 (VAC2004-54) Approved, vote (6-0); Agenda Item 9-4 (VAC2004-56) Approved, vote (6-0); Agenda Item 9-5 (VAC2004-58) Approved, vote (6-0); Agenda Item 9-6 (VAC2004-59) Approved, vote (6-0); Agenda Item 9-7 (VAC2004-60) Approved, vote (6-0);

- 8-1. **SUB2004-143 – One-Step Final Plat – PRAIRIE CROSSING SECOND ADDITION, located on the south side of Central and west of 151<sup>st</sup> Street West.**

Engineer: Terra Tech Land Surveying  
Acreage: 43  
Total Lots: 25

- 8-2. **SUB2004-139 – One-Step Final Plat – NORTH RIDGE VILLAGE ADDITION, located north of 37<sup>th</sup> Street North and on the west side of Ridge Road.**

Engineer: MKEC Engineering Consultants, Inc.  
Acreage: 55.95  
Total Lots: 8

- 8-3. **SUB2004-140 – One-Step Final Plat – WATERWALK PHASE 1 ADDITION, located north of Kellogg and west of Broadway.**

Engineer: Johnson and Associates, Inc.  
Acreage: 2.50  
Total Lots: 1

- 8-4. **SUB2004-141 – One-Step Final Plat – KRUMSICK & BARRETT ADDITION, located south of Pawnee and on the west side of Oliver.**

Engineer: Baughman Company, P.A.  
Acreage: 16.16  
Total Lots: 2

- 8-5. **SUB2004-142 – One-Step Final Plat – TURKEY CREEK SECOND ADDITION, located on the north side of Pawnee and the west side of 119<sup>th</sup> Street West.**

Engineer: Baughman Company, P.A.  
Acreage: 82.46  
Total Lots: 193

- 8-6. **DED2004-31 and DED2004-32 – Dedication of Utility Easements, for property located south of Kellogg and Dugan and east of Ridge Road.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

## ❖ **PUBLIC HEARINGS – VACATION ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Items 9-1 to 9-7 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 9-1. **VAC2004-00051 - Request to Vacate a Portion of a Platted Utility Easement, located southwest of the 119<sup>th</sup> Street West Central Avenue intersection, southwest of Jaax Street and Hardtner Circle.**
- 9-2. **VAC2004-00053 - Request to Vacate a Platting Utility Easement, located a 1/4 mile east of West Street, south of 21<sup>st</sup> Street North, and northeast of the Westridge Court – Westridge Drive intersection.**
- 9-3. **VAC2004-00054 - Request to Vacate a Platted Utility Easement, located on the southeast corner of 45<sup>th</sup> Street South and Seneca Street.**
- 9-4. **VAC2004-00056 - Request to Vacate a Portion of a Drainage Easement, located west of Ridge Road, midway between 29<sup>th</sup> Street North and 37<sup>th</sup> Street North, northeast of the Wild Rose Street – Forest Lakes Street intersection.**
- 9-5. **VAC2004-00058 - Request to Vacate Platted Access Control and a Portion of a Platted Drainage and Utility Easement, located north of 21<sup>st</sup> Street North and midway between Rock Road and Woodlawn Boulevard.**
- 9-6. **VAC2004-00059 - Request to Vacate a Portion of a Utility Easement, located north of 21<sup>st</sup> Street North and east of Ridge Road.**
- 9-7. **VAC2004-00060 - Request to Vacate Platted Setback, Street Right-of-Way and Utility Easements, located north of 13<sup>th</sup> Street North, approximately 1/4 mile east of 143<sup>rd</sup> Street East, on Freedom Court.**

## ❖ **PUBLIC HEARING–SUBDIVISION ITEM**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

- 10. Case No.: DR2004-13  
Request: Amendment to Section 7-204 (C) of The Wichita-Sedgwick County Subdivision Regulations regarding revisions to lot bundling regulations  
Presenting Planner: Neil Strahl

## ❖ **PUBLIC HEARING**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

- 11. Case No.: DR2003-21  
Request: Adoption of the 21<sup>st</sup> Street North Revitalization Plan. Generally located two blocks to the south and north of 21<sup>st</sup> Street North between Amidon Street and Hillside Street, as well as portions of the North Central Industrial area extending from 17<sup>th</sup> Street North and 33<sup>rd</sup> Street North, between North Broadway Street and I-135.  
Presenting Planner: David Barber

## ❖ **PUBLIC HEARINGS – ZONING ITEMS**

### **ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**12a.** Case No.: CUP2004-36 DP-278 Associated with (ZON2004-40)  
Request: Creation of NewMarket V Community Unit Plan  
General Location: South of 29<sup>th</sup> Street North and west of Maize Road  
Presenting Planner: Jess McNeely

**and**

**12b.** Case No.: ZON2004-40 Associated with (CUP2004-36 DP-278)  
Request: Zone change from “SF-5” Single-family Residential  
to “LC” Limited Commercial  
General Location: South of 29<sup>th</sup> Street North and west of Maize Road  
Presenting Planner: Jess McNeely

**MAPC approved September 23, 2004 vote (6-5)  
November 2, 2004, Wichita City Council returned to MAPC**

**13a.** Case No.: CUP2004-50 DP280 Associated with (ZON2004-59)  
Request: Creation of North Ridge Village Community Unit Plan  
General Location: At the southwest corner of K-96 and Ridge Road  
Presenting Planner: Donna Goltry

**and**

**13b.** Case No.: ZON2004-59 Associated with (CUP2004-50 DP280)  
Request: Sedgwick County Zone change from “SF-20”  
Single-family Residential to “SF-5” Single-family Residential and  
“LC” Limited Commercial  
General Location: At the southwest corner of K-96 and Ridge Road  
Presenting Planner: Donna Goltry

**14.** Case No.: ZON2004-58  
Request: Zone change from “SF-5” Single-family Residential to  
“NO” Neighborhood Office  
District Advisory Board: Five heard December 6, 2004  
General Location: At the northwest corner of Douglas and Tyler  
Presenting Planner: Dale Miller

**15.** Case No.: CON2004-41  
Request: Sedgwick County Conditional Use for an electrical substation on  
property zoned “RR” Rural Residential  
Member City: City of Clearwater Planning Commission heard December 7, 2004  
General Location: At the southeast corner of 87<sup>th</sup> Street South and 167<sup>th</sup> Street West  
Presenting Planner: Scott Knebel

16. Case No.: CON2004-38  
Request: Sedgwick County Conditional Use for accessory, temporary mobile home on property zoned "SF-20" Single-family Residential  
General Location: East of Webb Road and north of west 31<sup>st</sup> Street South  
Presenting Planner: Jess McNeely

❖ **PLANNING COMMISSION ITEMS**

17. Other matters/adjournment.

**John L. Schlegel Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission**